



OWNER USER/INVESTMENT PROPERTY

**AVAILABLE
FOR SALE/LEASE**

Upon Request



LOCATION: 1307 Phoenixville Pike West Chester, PA 19380

PROPERTY HIGHLIGHTS:

- ◆ PHOENIXVILLE PIKE & BOOT ROAD
- ◆ HIGH VISIBILITY AT INTERSECTION
- ◆ ZONING: C3
- ◆ +/- 31,871 COMBINED AADT; 55 PARKING SPACES
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 132,000 & AHI +/- \$155,000
- ◆ LOT SIZE: 1.37 AC
- ◆ BUILDING SIZE: 12,282 SF
- ◆ 171' FRONTAGE ON PHOENIXVILLE PIKE

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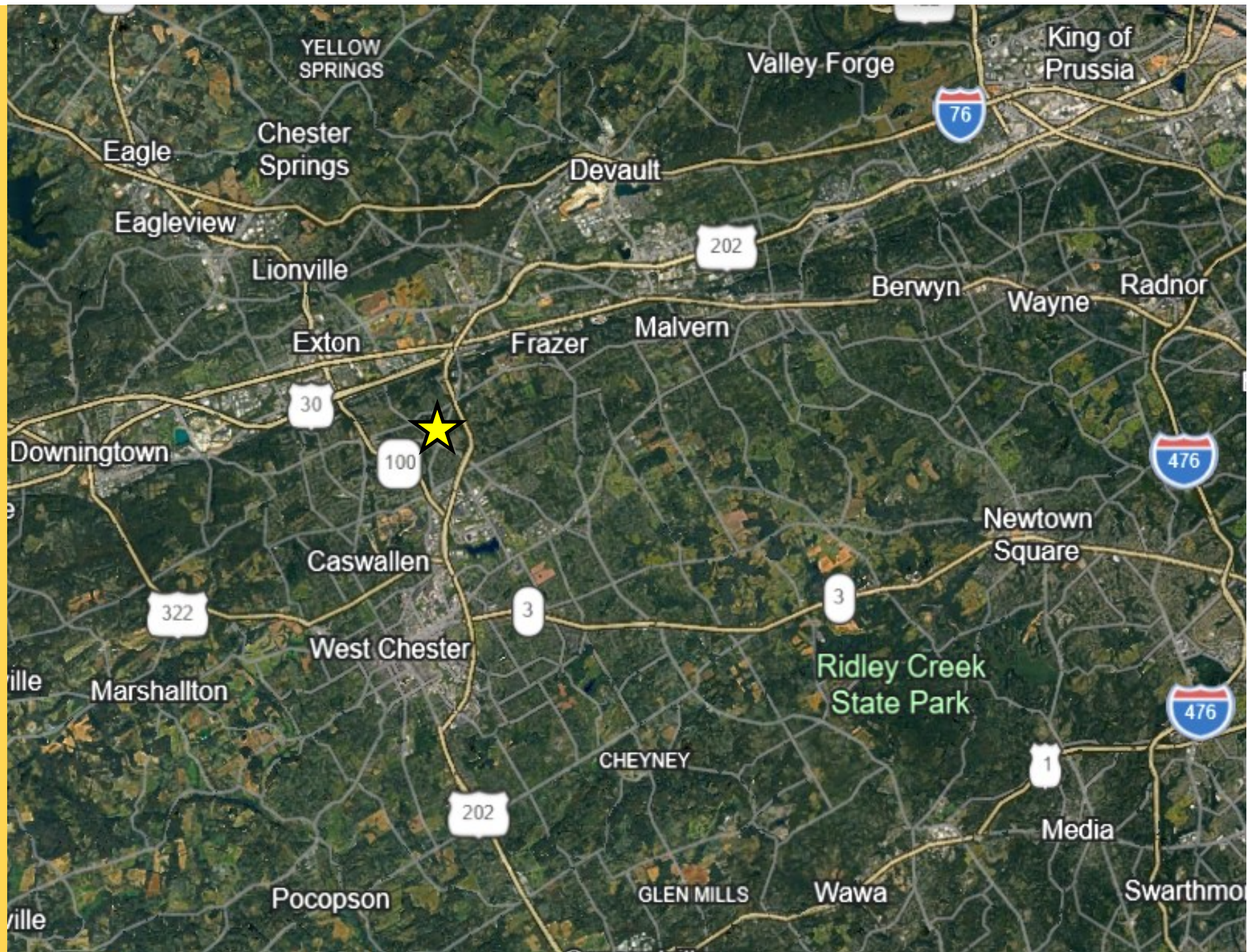
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.



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Chapter 84. Zoning

Article VIII. C-3 Limited Highway Commercial District

§ 84-24. Use regulations.

[Amended 10-24-1995 by Ord. No. 7-1995; 5-9-2001 by Ord. No. 6-2001; 11-14-2012 by Ord. No. 08-2012; 6-12-2013 by Ord. No. 03-2013; 5-13-2015 by Ord. No. 4-2015(A); 6-18-2019 by Ord. No. 6-2019]

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Retail sales.
- B. Personal service establishment.
- C. Office building.
- D. Laboratory facilities, medical clinics.
- E. Wholesale sales, storage or distribution.
- F. Forestry, subject to the standards in § **84-57.8**.
- G. Accessory uses to the aforementioned permitted uses, including a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.
- H. Learning center.
- I. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors subject to Article **XVIII** of this chapter. The area and bulk regulations, § **84-25** of this article, design standards, § **84-26** of this article, and general standards, § **84-27** of this article, shall apply to all uses permitted by conditional use in the C-3 Limited Highway Commercial District, except that maximum building height may be increased up to four stories, not to exceed 50 feet if the minimum green area (landscaped) is increased to 25% minimum.
[Added 1-17-2023 by Ord. No. 2-2023]
 - (1) Assisted living facility.
 - (2) Miniwarehouse/self-storage facility.

§ 84-25. Area and bulk regulations.

[Amended 7-24-1979 by Ord. No. 3-1979; 1-17-2023 by Ord. No. 2-2023]

Unless otherwise provided in this chapter, the following area and bulk regulations shall apply:

- A. Lot size: two acres minimum.
- B. Lot width at building line: 300 feet minimum.
- C. Lot width at street right-of-way line: 50 feet minimum.
- D. Lot coverage: 35% maximum.

- E. Building setback line: 50 feet minimum, provided that if the proposed lot and building are contiguous to a residential use or residential zoning district, a planted buffer 25 feet in depth contiguous to the lot line abutting the residential use or residential district shall be permanently maintained.
- F. Side yards: 15 feet minimum for each, except that the building on any corner lot must be set back 20 feet from the lot line on side street.
- G. Green area (landscaped): 20% minimum.
- H. Rear yard: 100 feet minimum.
- I. Maximum building height: three stories, not to exceed 35 feet.
- J. Paved surface area: may not exceed 55% of total lot.
- K. Public water and public sewer facilities shall be required.

§ 84-26. Design standards.

The following design standards shall apply:

- A. Screening: as required by § **84-55A** of this chapter, or as directed by the Zoning Hearing Board.
- B. Storage: as required by § **84-55B** of this chapter.
- C. Landscaping: as required by § **84-55C** of this chapter.
- D. Access and traffic control: as required by § **84-55D** of this chapter.
- E. Interior circulation: as required by § **84-55E** of this chapter.
- F. Lighting: as required by § **84-55F** of this chapter.
- G. Loading: as required by § **84-55H** of this chapter.
- H. Parking: as required by § **84-55I** of this chapter.

§ 84-27. General standards.

The following limitations shall be applied to any use permitted in this district.

- A. No use shall be conducted in any open area.
- B. No goods shall be displayed in any open area.
- C. No odors shall be emitted which are perceptible at the lot line adjoining another zoning district.
- D. No glare shall be allowed which is perceptible at the lot line adjoining another zoning district.
- E. No loading shall be permitted in the area between the building and any street line.
- F. No noise emanating from a use in this section shall exceed the level of ordinary conversation at the rear lot line. Short, intermittent noise peaks may be permitted if they do not exceed normal traffic noise peaks.